

WICHITA HISTORIC PRESERVATION BOARD MINUTES  
9 MAY 2005  
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM  
3 P.M.

The regular meeting of the Historic Preservation Board was held Friday May 9, 2005 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N Main, Wichita Kansas.

**ITEM NO. 1      ROLL CALL**

**The meeting was called to order and board members stated their names.**

Members Present:

George Platt  
Randal Steiner  
Clair Willenberg  
Roberta Johnson  
Kim Edgington  
Mim Hiesterman  
Paul Cavanaugh

Staff Present:

Kathy Morgan, Senior Planner, Historic Preservation, MAPD  
Valerie Robinson, Recording Secretary

Ex Officio Member(s):

Michelle Enke, City Historian  
Ryan Campbell  
Marcia Meier

**ITEM NO. 2      ADDITIONS OR ADJUSTMENTS TO THE AGENDA**

Request by Steiner to add 1324 N Topeka to the Agenda. Request by board to add to the end of the Majors. No vote necessary.

**ITEM NO. 3      REVOLVING LOAN FUND UPDATE**

Revolving Loan Fund – Residential  
Revolving Loan Fund – Non-Residential  
Deferred Loan Fund – Residential

**ITEM NO. 4      CORRESPONDENCE**

Invitations to the open house at the Loft, 201 S. St. Francis at 3:00 p.m. on the roof, item was included in the packets. They are going to have a walk through and possible you will be able to view finished condos. Please call to RSVP.

**ITEM NO. 5      APPROVAL OF MINUTES FROM THE 11 APRIL MEETING**

Platt: Change Motion #7 to be technically correct, delete the first reference to the Motion carried (5-1), Johnson, opposed because we had an amendment to it and leave the final vote.

Motion #1 made by Edgington and 2<sup>nd</sup> by Steiner. Motion carried unanimously (6-0-1) Cavanaugh abstained.

**ITEM NO. 6      OLD BUSINESS**

1.      **MAJOR:** (HPC2005-00066) Topeka/Emporia Historic District  
         **APPLICANT:** Don & Heather Friend  
         **FOR:** 1324 N. Topeka

Applicant proposes to build two-story attached garage.

Staff recommends that the applicant present a new site plan at the June 13 HPB meeting. Staff will present photographs of the rear elevation and surrounding garage structures on the alley for comparison.

George Platt, President of the Historic Preservation Board requested the applicant provide the requested information at the June 13 HPB meeting. There was no opposition from the board.

**ITEM NO. 7      CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

1.      **MINOR:** (HPC2005-00067) Park Place/Fairview Historic District  
         **APPLICANT:** Rhona Ewert  
         **FOR:** 229 W 15<sup>th</sup> Street

Applicant proposes to build an 18 X18 addition to replace existing.

2.      **MINOR:** (HPC2005-00069) Environs, 800 Block W. Douglas  
         **APPLICANT:** Storer Sign Co.  
         **FOR:** 121 N. Oak

Applicant proposes to install pole sign.

3.      **MINOR:** (HPC2005-00070) Environs, Engine House No. 6  
         **APPLICANT:** American Builders  
         **FOR:** 1340 S Main

Applicant proposes to re-roof house.

4.      **MINOR:** (HPC2005-00071) Environs, Senator Long House  
         **APPLICANT:** Douglas Cheesman  
         **FOR:** 329 N Rutan

Applicant proposes to re-deck and re-roof house with Heritage shingle.

5.      **MINOR:** (HPC2005-00072) Environs, Calvary Baptist Church  
         **APPLICANT:** Freestyle Sign Co.  
         **FOR:** 707 N Waco.

Applicant proposes to change existing sign face.

6.      **MINOR:** (HPC2005-00075) Environs, Bitting Historic District  
         **APPLICANT:** Freedom Roofing Inc.  
         **FOR:** 1111 Bitting

Applicant proposes to tear off roof, re-deck and install laminated asphalt shingles.

7.      **MINOR:** (HPC2005-00077) Environs, Davis Hall  
         **APPLICANT:** Clarence Treat  
         **FOR:** 2029 University

Applicant proposes to build a 12 X 14 one story addition to the rear of the house.

8.      **MINOR:** (HPC2005-00078) Park Place/Fairview Historic District  
         **APPLICANT:** Carlos Romero  
         **FOR:** 1757 Fairview

Applicant proposes to remove existing chain link fence and replace with 5 foot wrought iron fence.

9.      **MINOR:** (HPC2005-00079) Environs, Park Place/Fairview Historic District  
         **APPLICANT:** Hector Valenciana  
         **FOR:** 1842 N Fairview

Applicant proposes to tear off roof, re-deck and install new composition shingles.

10.      **MINOR:** (HPC2005-00080) Environs, Riverside Cottage  
         **APPLICANT:** Gary Wagner  
         **FOR:** 835 N Porter

Applicant proposes to place an 8 X 12 foot portable gable roof shed on rear yard.

11.      **MINOR:** (HPC2005-00084) Environs, Federal Bldg. and County Courthouse  
         **APPLICANT:** Bob Weninger Construction Co

**FOR:** 435 N. Broadway

Applicant proposes to replace built-up roof with same.

Minor Certificates of Appropriateness were reviewed and approved by staff and/or the Design Review Committee. They require a motion to receive and file.

Motion #2: Motion by Cavanaugh, 2<sup>nd</sup> by Edgington to receive and file Minor Certificate of Appropriateness Items 1 through 11 under Item #7 as presented. Motion carried unanimously (7-0).

12. **MAJOR:**(HPC2005-00074) Environs, Wheeler Kelly Hagney Bldg and Kress Bldg.  
**APPLICANT:** Equitable Life & Casualty Insurance Co.  
**FOR:** 100 S Market

Applicant proposes to create a garage door opening on the west side of the building and install an interior lift to create basement parking for the building. Possible Rehab Tax Credit

Staff recommends that if the applicant can meet all the requirement of Traffic Engineering, create an overhead door for the garage that would read as a store front, and bring the design of the overhead door to HPB that the board find this project does not encroach, damage or destroy the environs of the Wheeler Kelly Hagney building.

Cavanaugh motioned to accept Major C of A 2005-74 as presented contingent upon the necessary approvals from OCI and Traffic Engineering and review of the exterior design of the door.

Motion #3: Cavanaugh made motion, 2<sup>nd</sup> by Hiesterman that the project does not encroach, damage or destroy the environs of the Wheeler Kelly Hagney Building. Motion carried unanimously (7-0)

13. **MAJOR:**(HPC2005-00081) Environs, Sedgwick County Courthouse  
**APPLICANT:** David White, Howard and Helmer Architects  
**FOR:** 456 N Main

Applicant proposes to tear down existing building and construct a one-story rectangular building.

Staff recommends the HPB find the project does not encroach, damage or destroy the environs of Old Sedgwick County Courthouse, Soldiers and Sailors monument, and the US Federal Building.

Motion #4: Motion made by Cavanaugh and 2<sup>nd</sup> by Edgington, that the project does not encroach, damage or destroy the environs of Old Sedgwick County Courthouse, Soldiers and Sailors monument, and the US Federal Building. Motion carried unanimously (7-0)

14. **MAJOR:**(HPC2005-00083) Environs, Sedgwick County Courthouse  
**APPLICANT:** Wichita Catholic Diocese  
**FOR:** 520 N. Broadway

Applicant proposes to build one-story addition with materials to match existing.

Staff recommends that the HPB find the project does not encroach, damage or destroy the environs of the Old Sedgwick County Courthouse and the Soldiers and Sailors monument.

Motion #5: Motion made by Steiner and 2<sup>nd</sup> by Cavanaugh to approve the project as presented. Motion carried unanimously (7-0)

15. **MAJOR:**(HPC2005-00085) Environs, International Harvester Bldg & Jobbers and Warehouse HD  
**APPLICANT:** Roger Brown for Law/Kingdon  
**FOR:** 820 E 2nd

Applicant proposes to design a Marriott Courtyard Hotel to occupy the existing warehouse building and a build a three-story addition on the roof.

Staff recommends that the HPB find this project is presented does not encroach damage or destroy the environs of the International Harvester Building and the Warehouse and Jobbers Historic District.

Motion #6: Motion made by Cavanaugh and 2<sup>nd</sup> by Hiesterman to approve the project as presented. Motion carried unanimously (7-0)

**ITEM NO. 8      MISCELLANEOUS MATTERS**

1. 2005 Kansas Preservation Conference

Morgan gave a brief report on the conference.

2. Funding for assistant position

The board discussed the letters drafted to the Mayor and City Council and the City Manager.

3. Tour guides for 135<sup>th</sup> Anniversary Celebration sponsored by Public Library.

Cavanaugh and Steiner will conduct a downtown tour as part of the celebration.

**ITEM NO. 9      ADJOURNMENT**

Motion #8: Motion made by Willenberg, 2<sup>nd</sup> by Cavanaugh to adjourn the meeting. Motion carried unanimously (7-0).